051.A	0001	0002.A	1 of 1	Condominium		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	749,000 /	749,000
					USE VALUE:	749,000 /	749,000
					ASSESSED:	749,000 /	749,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2	-A	BACON ST, ARLINGTON

OWNERSHIP

Unit #: 2A

Owner 1:	ABERDEEN JOHN S	
Owner 2:		
Owner 3:		
Street 1:	2-A BACON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	NATT THOMAS -
Owner 2:	-
Street 1:	2-A BACON ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2005, having primarily Copm. Clap Exterior and 2244 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	749,000			749,000
Total Card	0.000	749,000			749,000
Total Parcel	0.000	749,000			749,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.78 | /Parcel: 333.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 270747
GIS Ref:
GIS Ref:
Insp Date: 11/28/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 051.A-0001-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	735,500	0	.		735,500	735,500	Year End Roll	12/18/2019
2019	102	FV	722,900	0	.		722,900	722,900	Year End Roll	1/3/2019
2018	102	FV	700,500	0	.		700,500	700,500	Year End Roll	12/20/2017
2017	102	FV	626,900	0	.		626,900	626,900	Year End Roll	1/3/2017
2016	102	FV	622,100	0	.		622,100	622,100	Year End	1/4/2016
2015	102	FV	662,800	0	.		662,800	662,800	Year End Roll	12/11/2014
2014	102	FV	547,000	0	.		547,000	547,000	Year End Roll	12/16/2013
2013	102	FV	574,200	0	.		574,200	574,200		12/13/2012

!15123!

PRINT

Date	Time
12/11/20	04:52:50

LAST REV

Date	Time
03/02/20	15:46:41

apro

PAT ACCT. 15123

USER DEFINED

Prior Id # 1:	35321
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NATT THOMAS,	59659-548		8/1/2012		535,000	No	No		
NATT ROBERT L,	50823-73		3/4/2008	Family	99	No	No		
743 MASS AVE LL	47408-67		5/3/2006		595,000	No	No		
PJC ARLINGTON R	46299-214		10/18/2005	Family		No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/18/2003	1057	New Buil	201,600	O		G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
11/28/2017	Measured	DGM	D Mann
3/12/2013	Info Fm Plan	BR	B Rossignol
2/10/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7702													G7	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:	7 - Brick	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	6.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		6.7	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.76737964
Const Adj.:	1.05410290
Adj $ / SQ:	198.180
Other Features:	58285
Grade Factor:	1.33
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	802789
Depreciation:	53787
Depreciated Total:	749002

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH

UnSketched SubAreas:
GLA: 2244,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	316.29
Special Features:	0	Val/Su Net:	333.78
Final Total:	749000	Val/Su SzAd	333.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,244	198.180	444,715
Net Sketched Area:		2,244	Total:	444,715
Size Ad	2244	Gross Are	2244	FinArea 2244

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

051.A-0001-0002.A

IMAGE

AssessPro Patriot Properties, Inc